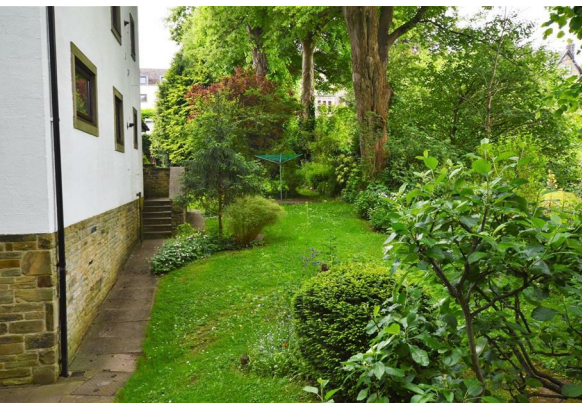




- Top Floor Apartment
- Two Double Bedrooms
- Triple Aspect Living Room
- Kitchen
- Bathroom
- Single Garage
- EPC Rating: D
- Unfurnished

## 35 Linden Court Stockeld Way, Ilkley, LS29 9HQ

This well presented two bedroomed top floor apartment has the added benefit of a single garage. The property is located in a riverside setting close to the park and just a short stroll from all the town centre amenities, including the railway station with direct links to Leeds and Bradford. Unfurnished.

**£950 PCM**



The property, with gas fired central heating, uPVC double glazing and approximate room sizes, comprises...

### Ground Floor

#### Communal Entrance

With stairs to the upper floors.

#### Third Floor

#### Private Entrance

With entry phone, radiator and useful storage cupboard.

#### Living Room

19'6" x 10'0"

Lovely light and spacious room having windows to three sides, two radiators and room for a dining table.

#### Kitchen

10'10" x 9'3"

Fitted with a range of Shaker style base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with four ring electric hob with cooker hood over and a fridge freezer, there is also space for a washing machine. Radiator, telephone point and a window to the rear elevation.

#### Bedroom One

12'0" x 9'8"

Double bedroom having a radiator and window to the front elevation.

#### Bedroom Two

9'11" x 9'8"

A second double bedroom having a radiator and window to the front.

#### Bathroom

6'8" x 5'5"

Fitted with a white suite comprising a panelled bath with shower over, low suite w.c. and wash basin. There is also a shaver point, heated chrome towel rail and a window to the rear.

#### Garage

The property has the benefit of a single garage with up and over door.





### Council Tax

Bradford Metropolitan District Council Tax Band C.

### Agent Notes

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

### Rental Procedure

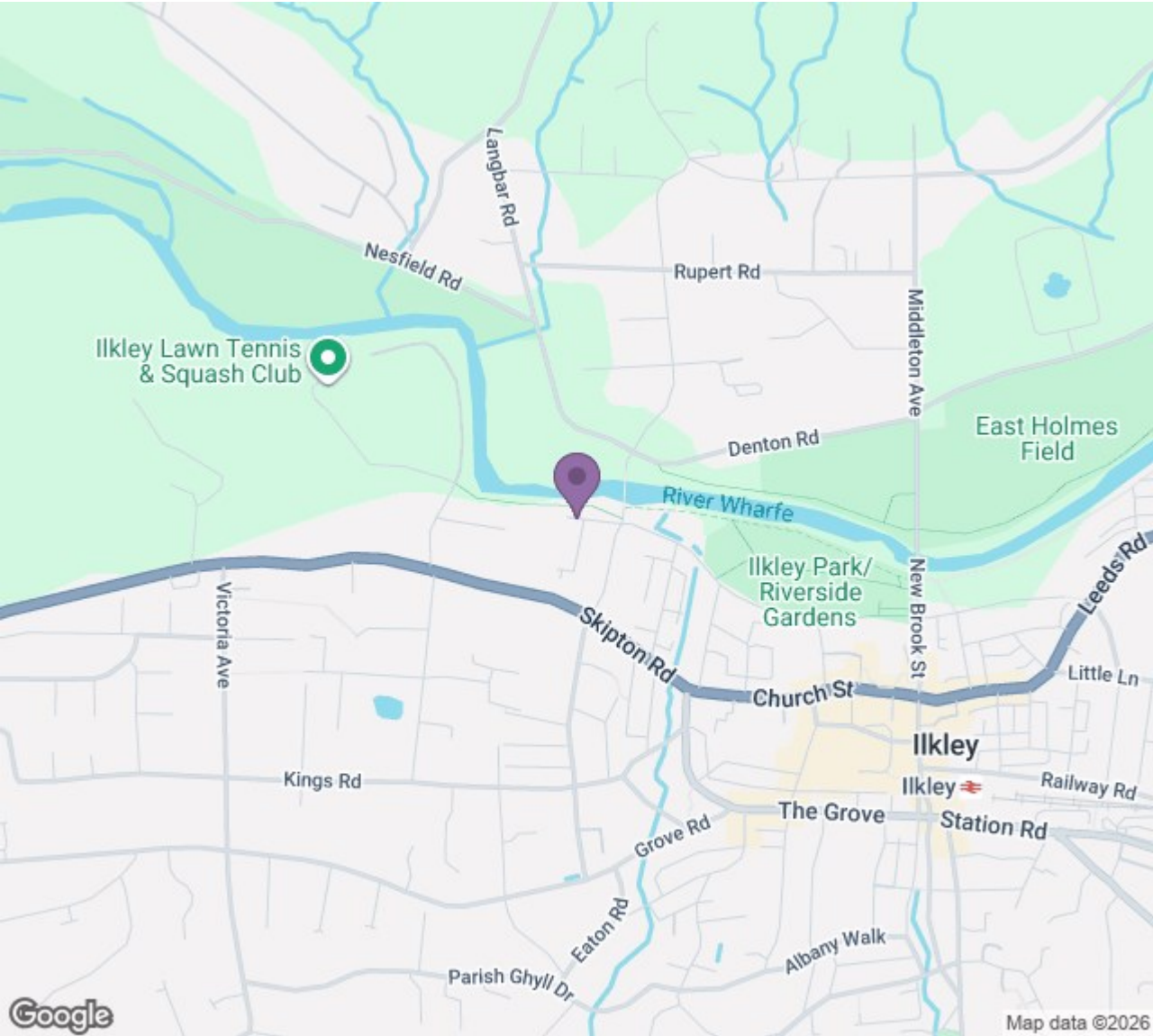
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

### Payments

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.



| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            | <b>83</b>                                                                         |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            | <b>56</b>                  |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



1 Lower Railway Road, Ilkley, West  
Yorkshire, LS29 8FL

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements